



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.10.2024.**

**Item No. 266.13**

**Amendment in Affordable Housing Policy under Housing for All - 2018 for core area vide Haryana Government Gazette (extraordinary) Notification no.118-2024/ext. Chandigarh, august 5, 2024.**

**Promoter: Berkeley Automobiles Limited.**

**Project: "Berkeley Pinjore Heights"- an affordable residential group housing colony under PMAY on land measuring 2.125 acres situated in the revenue estate of Village Dharampur, Pinjore and Limits of Municipal Corporation, Panchkula.**

**Reg. No.: HRERA-PKL-PKL-392-2023 dated 17.01.2023 valid upto 31.12.2024.**

**Temp ID: 1172/2022.**

1. A letter dated 05.09.2024 has been received from the authorised signatory for promoter on 11.09.2024 in which it has been informed that the H.E. Governor of Haryana has amended the following provisions of the Original Policy "Affordable Housing Policy under Housing for All-2018 for Core Area" dated 26th June, 2018. The amended provisions were notified vide notification dated August 5, 2024 as follows:

1. The Clause no. 1 (ii) of the original policy stands substituted with the following.  
*"core area means built-up area within the municipal limit planned or developed fifty years before the coming into force of this amendment Act and which due to urbanization and efflux of time require replanning of land use and also includes built-up area of village abadi, which has subsequently been included in municipal limit."*

2. The Clause no. 1 (v) of the original policy stands substituted with the following-  
*"Renewal of Licence: - A licence granted under this policy may be renewed beyond a*



period of 4 years from the date of commencement of project on payment of renewal fees at the rate of licence fee prescribed for residential plotted colonies."

2. In the new amended policy, the construction period and the licence has been extended till 4 years and can be further extended on payment of applicable fees. Therefore, the promoter stated that Certificate of registration No. HRERA -PKL-PKL-392-2023, have been awarded to their project named as BERKELEY PINJORE HEIGHTS, by this office on 17.01.2023 and the validity of completion of project as per the said certificate is 31st Dec., 2024.

Since, the Clause no. 1 (v) of the original policy stands substituted, and now, the validity of our licence has been extended to 4 years. Therefore, they requested to extend the completion date of our project, from earlier 31st Dec., 2024, to proposed 31st Dec., 2026 and also requested to extend completion date in RERA Certificate No. HRERA-PKI-PKL-392-2023 dated 17.01.2023.

3. The promoter further stated that Clause no. 3 (ii) b. of the original policy stands substituted with the following- *"The carpet area of the apartment shall be 28 sq. mtr. to 60 sq. mtr. in size with basic civic facilities."* Adjustments in the permissible flat carpet area to make it consistent with the parent policy issued by TCP.

4. The table in clause 4 (i) of the original policy stands substituted with the following-

- a. Maximum Allotment Rate on per Sqft Carpet Area basis for Panchkula, Pinjore-Kalka, is now Rs.5000/- per Sq Fts. [Rs.3,000/- substituted with Rs.5,000/-] and
- b. Additional recovery against balcony of min 5ft clear projection is now Rs.1200/-per sq.ft. against all balcony area in a flat adding up to and limited to 100sqft, as permitted in the approved building plans, but total cost for this should not exceed Rs.1.20 Lakh per flat.

5. In the clause 6 (iii) of the original policy- Now, such apartments are prohibited for transfer/ sale up to one year after getting the possession of the flat. Now, the word "Five years" shall stand substituted with "One Year".

6. After consideration, Authority decided that promoter will have to complete the project as per declared date and specified in the RERA registration certificate. The promoter is bound to deliver the possession of flat/ apartment as per the date specified in the BBA. Thus, request



of promoter to extend the completion date of the project cannot be considered and is hereby rejected.



*[Handwritten signature]*  
16/11/24

True copy

*[Handwritten signature]*

Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA (Monika)